



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 05/22/01

AGENDA ITEM 4

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Adoption of Resolution Authorizing City Manager to Execute Agreements for Professional Services to Prepare an Environmental Impact Report for the General Plan Update

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute agreements for professional services with Lamphier-Gregory and Dowling Associates, Inc., to prepare an Environmental Impact Report and related technical background reports for the General Plan Update in an amount not to exceed \$158,000.

BACKGROUND:

The initial series of joint work sessions with the City Council and Planning Commission to discuss issues to be addressed in the General Plan Update is nearing completion. A public workshop has been scheduled for June 9, 2001 to provide an opportunity for further discussion of these issues and identification of potential policies and strategies. After the public workshop, another series of joint work sessions with the City Council and Planning Commission will be conducted to formulate draft policies and strategies to be included in the revised General Plan.

It is appropriate that the preparation of draft policies and strategies occurs concurrently with the preparation of the draft environmental impact report and related technical studies. In this way, opportunities are provided to consider proposed policies or modify existing policies to reflect the environmental constraints that may be identified during preparation of the environmental impact report. Also, it is important to note that although some elements of the General Plan, such as the Circulation Element, have been updated rather recently, other elements (Noise, Seismic Safety, and Conservation and Environmental Protection) were originally prepared during the 1970s and need to be updated with more recent information.

Consequently, staff issued a Request for Proposals to experienced and qualified consulting firms to prepare an Environmental Impact Report for the General Plan Update. The scope of services sought also includes the preparation of background technical documentation for updating certain portions of the General Plan. Specifically, these tasks involve updating of the Noise Element (including new noise contours), updating of the Seismic Safety Element, and inclusion of a new section on air quality.

The Request for Proposals was sent to six well-respected environmental planning firms in the Bay Area. All of the firms expressed interest in the project; however, most indicated that their current work assignments precluded them from responding to the proposal. One firm, Lamphier-Gregory, did submit a proposal and was interviewed by staff. The firm's proposal was well researched and very responsive to the city's needs. In addition, the firm has previously performed work for the city. Staff is recommending that Lamphier-Gregory, which is a woman-owned business enterprise (WBE), be selected as the prime consultant for preparation of the environmental impact report and technical background reports. The subconsultants include Illingworth and Rodkin, Inc., which will perform the noise measurement and contour mapping; Donald Ballanti, who will perform the air quality analysis; William Lettis & Associates, which will update the geologic and seismic hazards analysis; and Basin Research Associates, which will perform the cultural resources assessment. The cost of the scope of work proposed by Lamphier-Gregory is approximately \$125,000.

Updating of the noise contours and air quality analysis will rely in part on more recent traffic count data that will be provided through a separate contract with a transportation engineering firm. The scope of work for this contract will also include the preparation and analysis of traffic model runs as required by the Alameda County Congestion Management Agency (CMA) for any amendments to the General Plan. The CMA traffic model projections have been updated since the revision of the city's Circulation Element in 1998 to extend the horizon year from 2010 to 2020.

Two traffic engineering firms were invited by staff to submit proposals for preparation of the traffic analysis. This portion of the work, which includes model runs for 2005 and 2020 and updating of intersection levels of service, will be performed under a separate contract. Staff is recommending that the firm of Dowling Associates, Inc. be selected as the consultant for preparation of the traffic modeling and analysis. The cost of this scope of work is approximately \$33,000.

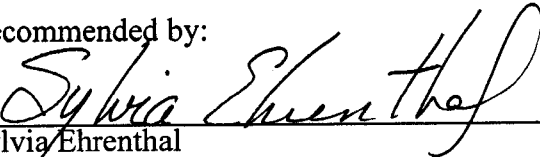
It is anticipated that preparation of updates to the environmental sections as noted above would begin by June 1, 2001. Release of the Notice of Preparation is scheduled for July 1, 2001. It is envisioned that development of the draft policies and strategies will be completed by August 1, 2001, with completion of the Draft General Plan and Draft Environmental Impact Report by September 1, 2001.

Prepared by:



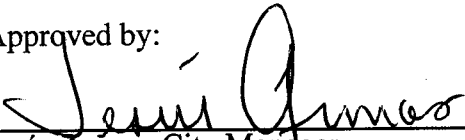
Gary Calame, Senior Planner

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments: Resolution

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT BETWEEN THE CITY
OF HAYWARD AND LAMPHIER-GREGORY AND
DOWLING ASSOCIATES, INC. FOR PROFESSIONAL
SERVICES TO PREPARE AN ENVIRONMENTAL
IMPACT REPORT FOR THE GENERAL PLAN UPDATE

BE IT RESOLVED by the City Council of the City of Hayward that the City Manager is hereby authorized and directed to execute on behalf of the City of Hayward an agreement with Lamphier-Gregory and Dowling Associates, Inc. for professional services to prepare an Environmental Impact Report and related technical background reports for the General Plan Update, in an amount not to exceed \$158,000, in a form to be approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward